

Coco Plum Association, Inc. Design Standards

Amended Community Standards - January 16, 2024

The purpose of this document is to provide standards for Coco Plum residents to follow with regard to items listed below, so that the unique “cottage” look of the community can be maintained. Such standards are set by the Coco Plum Architectural Review Committee (“ARC”) and approved by the Board of Directors of the Coco Plum Association, Inc. (“Association”), and are subject to change.

Attached, under the title of “Coco Plum Architectural and Aesthetic Control,” are the procedures for obtaining approval for any changes residents may request to their homes or landscaping, along with answers to frequently asked questions.

House Painting

All homes must be repainted at least every 10 years, or sooner if deemed necessary by the ARC and the Association, in colors approved for Coco Plum by the Association. Those colors are the following or their equivalents:

House Paint

Blue (“Alden Charcoal”)	Sherwin Williams/Flex Bon #8555D
Gray (“Blackthorn”)	Sherwin Williams/Flex Bon #8784D
Green (“Gum Leaf”)	Sherwin Williams/Flex Bon #8164M
Beige (“Plantation Beige”)	Sherwin Williams/Flex Bon #8213M
Dark Beige (“Moselle”)	Sherwin Williams/Flex Bon #8184M

Trim Paint

White (“Whispering Birch”) Sherwin Williams/Flex Bon #8210W

Such trim paint shall be used on all wood railings, balusters, spindles, columns, pillars, soffit, fascia, rake boards and garage doors.

Any request to change a house color must be approved by the Association and the Master ARC.

House Siding

Siding for house must be of 1 x 8” beveled cedar siding or **“HardiePlank” (TM Reg.) Fiber Cement Cedarmill**. Siding should be pressure washed as needed to maintain free of mold, mildew, dirt, grime, free and clear of wood rot.

Roofs

All roofs must be clean, well maintained, and finished with shingles of the following type:

GAF Timberline© Prestique© Asphalt Roofing Shingles. Color: Weathered Wood

Roofs shall be cleaned and maintained to prevent mildew, mold and dark stains.

Exterior Lighting



Lighting for porches and garages must be of the following makes:

Garage and front porch:

Vendor: Progress Lighting (www.progresslightingexperts.com)

Style: Coventry Collection

Model: #P5829-31 (2 bulbs) (20 ¼ x 9 ⅞)

Side Porch:

Vendor: Progress Lighting (www.progresslightingexperts.com)

Style: Coventry Collection

Model: #P5828-31 (1 bulb) (17 ¼ x 8)

Landscape and Other Outside Lighting:

No spotlights, floodlights, or similar type of high intensity lighting shall be placed or utilized upon any parcel which in any way will allow light to be reflected on any other parcel or the improvements thereon, without the written authorization of the Association. Other types of low intensity lighting which do not unreasonably disturb the owners or other occupants of the community shall be allowed.

Mailboxes



Mailboxes will be of uniform height, style and color of the community. They shall not be adorned with decorations, decals or other artwork except during holidays and then only temporarily. Mailboxes must be kept them plumb and clean.

Driveways

Driveways shall be attractively maintained in brick pavers that complement the color of the house and neighboring driveways. No asphalt or concrete driveways are permitted. The Coco Plum Board and ARC reserve the right to deny an ARC application which does not meet the aesthetics of the community, the requirements set forth in the Design Standards. Driveways should be pressure washed as needed to maintain free of mold, dirt, grime and oil stains.

Lanai Screens

Lanai screens and frames must be black. Screens should be cleaned periodically to be kept free of mildew.

Decks

Side and rear decks shall be made of wood, pavers or composites in a color appropriate to the house and surroundings. Decks shall be maintained free of mold, mildew, stains and grime.

Garage Doors

Garage doors must be similar to all other garage doors in Coco Plum. Two car garages must have 32 panels and painted in the trim color, Whispering Birch, as set forth in the House Painting section above. One car garages must have 16 panels and painted in Whispering Birch.



Garage Door Numbering

Each garage must be numbered with the appropriate house number in the style shown.



Front Porches

Front porches must be made of wood or composite in the styles similar to those shown below. Where pillars exist, the base of such pillars must be of stucco finish. Front porches must be maintained free of mold, dirt, mildew and grime.



Fencing

Fencing of any type is not permitted unless required by Collier County codes.

Recycle/Trash Carts

Recycle and trash/garbage carts should be stored in garages when not being set out for pickup.

Landscaping

No trees, palms, large plants and shrubs shall be planted or removed without approval from both Coco Plum's and WHOA's Architectural Review Committees. Flowers and small plants can be removed or planted at the resident's discretion.

Flags and Flag Poles

No flags and/or flag poles shall be affixed to any tree.

Enforcement Policy

Pursuant to Article XII of the Amended and Restated Declaration of Covenants, Restrictions and Easements of Coco Plum ("Declaration"), the Board of Directors may impose a fine or fines upon an owner for failure to comply with any covenant, restriction, rule, or regulation of the Association. The Association shall observe all requirements in Section 720.305, Florida Statutes with respect to the levying of the fine(s). In addition, in the event a homeowner fails to maintain his lot and residence as required by Section 9.3 of the Declaration after at least 14 days' notice from the Association and the homeowner's failure to comply, the Association shall have the right to collect from the owner the full cost of the work required to correct the non-compliance. Such cost will be included in the owner's account after which time a contract will be let for the completion of the work. Failure to pay a fine of \$1,000.00 or failure to reimburse the Association for the cost of maintaining the lot and residence shall result in a lien being filed against the homeowner's home and further collection efforts may be initiated in accordance with Florida Statutes